

C-36
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SUBDIVISION REVIEW SHEET

CASE NO.: C8-2014-0109.0A

P.C. DATE: October 28, 2014

SUBDIVISION NAME: Duval Park, a Resubdivision of a Portion of Lots 60 and 61, Shadow Lawn Subdivision

AREA: 0.34 acres

LOTS: 2

APPLICANT: BDB Ventures, LLC
(Dale Thornton)

AGENT: Richard Crank

ADDRESS OF SUBDIVISION: 3814 & 3816 Duval Street

GRIDS: J25

COUNTY: Travis

WATERSHED: Waller Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-3-HD-NCCD-NP

LAND USE: Single Family

NEIGHBORHOOD PLAN: Hyde Park

SIDEWALKS: Sidewalks currently exist on the subdivision side of the boundary street.

DEPARTMENT COMMENTS: The request is for the approval of the Resubdivision of a portion of Lots 60 and 61, Shadow Lawn, composed of 2 lots on 0.34 acres. The applicant proposes to resubdivide a portion of two existing lots into a two lot subdivision for single family use. The proposed lots comply with zoning requirements for use, lot width and lot size.

STAFF RECOMMENDATION: The staff recommends approval of the plat. The resubdivision meets all applicable State and City of Austin Land Development Code requirements.

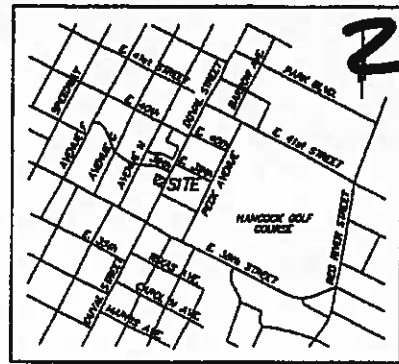
PLANNING COMMISSION ACTION:

CASE MANAGER: Steve Hopkins
E-mail: steve.hopkins@austintexas.gov

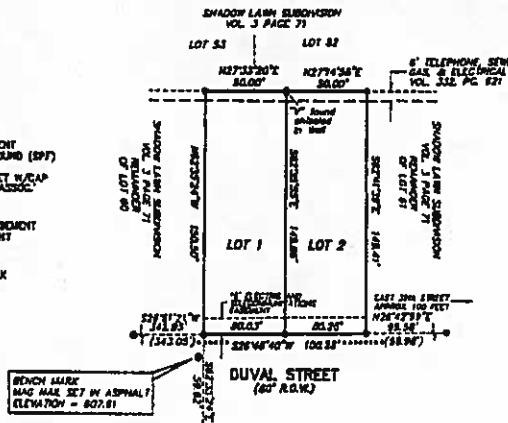
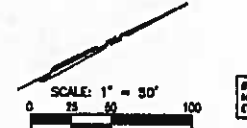
PHONE: 512-974-3175

DUVAL PARK

A RESUBDIVISION OF A PORTION OF LOTS 80 AND 81, SHADOW LAWN SUBDIVISION



- LEGEND
O CONCRETE MONUMENT
S 1/2" STEEL PIN FOUND (SPIT)
UNLESS NOTED
1/2" STEEL PIN SET W/ CAP
MARKED 'L' & ASSOC.
O PIPE FOUND
A NAIL FOUND
P.U.E. PUBLIC UTILITY EASEMENT
D.L. DRAINAGE EASEMENT
S.L. BUILDING LINE
(BMG-DIST.) RECORD CALL
..... EXISTING EDGEWALK



LAND USE SUMMARY
TOTAL SUBDIVISION AREA 0.34 ACRES (18,006.4 S.F.)
TOTAL SINGLE FAMILY LOTS 8 LOTS
LOT AREAS
LOT 1 7810.4 S.F.
LOT 2 7499.8 S.F.

STATE OF TEXAS
COUNTY OF TRAVIS
KNOW ALL BY THESE PRESENTS THAT
DAVE ADOR VENTURES, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING THROUGH BY AND THROUGH DALE THORNTON, ITS MANAGER, BEING THE OWNER OF A 0.34 ACRE TRACT OF LAND, BEING A PORTION OF LOTS 80 AND 81 OF THE SHADOW LAWN SUBDIVISION, A SUBDIVISION OF RECORDS AS RECORDED IN BOOK 3, PAGE 71, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AS COMPILED BY THE COUNTY CLERK OF TRAVIS COUNTY, TEXAS, AND SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROCEEDINGS OF CHAPTER 201.0023046 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID SUBDIVISION HAVING BEEN APPROVED BY THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE THE SAID 0.34 ACRE TRACT OF LAND IN ACCORDANCE WITH THE PLAT AS SHOWN HEREON TO BE KNOWN AS DUVAL PARK AND DO HEREBY DEDICATE AND/OR RESTRICTIONS HERETOBY DENIED AND NOT REVERSED.

- NOTES (continued):
7. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, RETENTION AND TREE PROTECTION. IN ADDITION THE OWNER SHALL BE RESPONSIBLE FOR ANY NEAR TREE TRIMMING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DEEMED TO REQUIRE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUXILIARY ENERGY WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
8. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S/DEVELOPER'S EXPENSE.
9. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
10. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY RESPECTIVE FEE WITH THE UTILITY CONSTRUCTION.
11. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
12. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF THE SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VIOLATION OR NON-COMPLY WITH SUCH CODES AND REGULATIONS, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT IN THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REGULATIONS.
13. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
14. ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND REVIEWED TO CITY OF AUSTIN STANDARDS.
15. BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE CONSTRUCTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNER OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT, INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
16. PUBLIC SIDEWALKS, SUBJECT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND A SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: WEST END OF DUVAL STREET. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHDRAWAL OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
17. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT REMOVE ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL CODES INCURRED BECAUSE OF THE FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
18. DEVELOPMENT ACTIVITY FOR SINGLE-FAMILY OR DUPLEX USE ON LOTS 1 AND 2 IS NOT SUBJECT TO DRAINAGE CRITERIA MANUAL, L.2.2.0 OF L.2.2.2 IN ACCORDANCE WITH DRAINAGE CRITERIA MANUAL, SECTION L.2.2.0 AND ENGINEER'S CERTIFICATION DATED AUGUST 30, 2014.
19. ALL RESTRICTIONS AND NOTES FROM THE EXISTING SHADOW LAWN SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT ON MAP THEREOF RECORDED IN VOL. 3, PG. 71, TRAVIS COUNTY PLAT RECORDS SHALL APPLY TO THIS SUBDIVISION.
20. LOT 1 AND LOT 2 OF DUVAL PARK A RESUBDIVISION OF A PORTION OF LOTS 80 AND 81, SHADOW LAWN SUBDIVISION, SHALL HAVE SEPARATE SEWER TAPS, SEPARATE WATER METERS, AND THEIR RESPECTIVE PRIVATE WATER AND SEWER SERVICE LINES SHALL BE POSITIONED OR LOCATED IN A MANNER THAT WILL NOT CROSS LOT LINES.

NOTARY CERTIFICATION
STATE OF TEXAS
COUNTY OF TRAVIS
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DALE THORNTON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

DALE THORNTON
DALE THORNTON, MANAGER
3238 BEE CHASE ROAD
SUITE C-100
WEST LAKE, TEXAS, TX 78748

ROBERTA OLIVER
NOTARY PUBLIC
September 12, 2014

ENGINEER'S CERTIFICATION
I, MATTHEW G. SMITH, AN AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLETS WITH THE ENGINEERING RELATED PORTIONS OF TITLE 26, AUSTIN CITY CODE AS AMENDED.

MATTHEW G. SMITH, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 64438
106 WEST FIRST STREET
ELGIN, TEXAS 75841
FORM NO. 7-1433
912-281-3344



SURVEYOR'S CERTIFICATION
I, TIMOTHY A. LEHE, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLETS WITH CHAPTER 25 OF THE AUSTIN CITY CODE OF 1983 AS AMENDED, IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION ON THE ORIGINAL.

TIMOTHY A. LEHE, SRS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4383



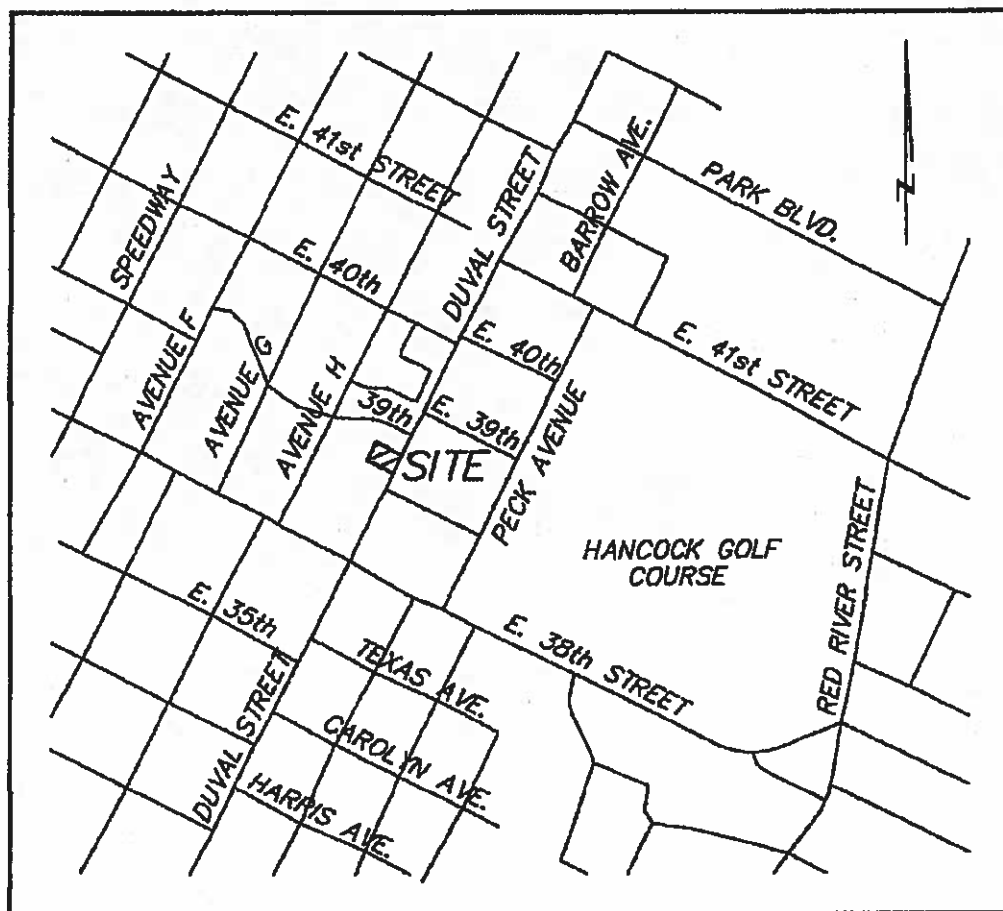
- NOTES:
1. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
2. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
3. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AGENCIES.
4. EROSION/RETENTION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
5. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND THE ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 26-B OF THE AUSTIN LAND DEVELOPMENT CODE.
6. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY, AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTERS 25-6, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE CITY LIMITS JURISDICTION OF THE CITY OF AUSTIN THIS THE ___ DAY OF ___, 2014 A.D.
ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE ___ DAY OF ___, 2014 A.D.
DESI CALDWELL, DEPT. DIRECTOR
PLANNING AND DEVELOPMENT REVIEW DEPARTMENT
ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS THIS THE ___ DAY OF ___, 2014 A.D.
DAVE ANDERSON, CHAIR
JEAN STEVENS, SECRETARY

STATE OF TEXAS
COUNTY OF TRAVIS
I, DANA DEBEAUMOUR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF INSTRUMENT, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE ___ DAY OF ___, 2014 A.D. AT ___ O'CLOCK ___ M., AND DULY RECORDED ON THE ___ DAY OF ___, 2014 A.D. AT ___ O'CLOCK ___ M., IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY AND STATE IN OCCIDENT NUMBER _____. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK THIS THE ___ DAY OF ___, 2014 A.D.
DANA DEBEAUMOUR, COUNTY CLERK
TRAVIS COUNTY, TEXAS
ADULTY
SHEET 1 OF 1
CB-2014-0109.0A

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LOCATION MAP

NOT TO SCALE